



Lake County, Florida
Office of Procurement Services

ADDENDUM #1

Invitation to RFP 06-018

RFP Title: Two Health Clinic Buildings to Lease or Lease to Own in the Central Clermont Area and Golden Triangle Area
Date: 4/26/06

This addendum is being issued to make the following clarifications to the bidding documents. The information in this addendum modifies and changes the original bidding documents and takes precedence over the original documents. Receipt of this addendum shall be acknowledged by the bidder by initialing and dating the appropriate line. Failure to acknowledge this addendum may preclude consideration of the bid proposal for award.

QUESTIONS

1) Mechanical systems requirements appear to rule out small (5-10 ton) RTU's. Is the preference for large units with VAV's and PIU's? Additionally, HEPA filtering and UV requirements need more elaboration to make sure you get good proposals.

ANSWER: As long as adequate air conditioning is provided, and the noise and operating cost are balanced with initial cost, it is all good. With as many small rooms being planned, the VAV systems should provide much better temperature (and humidity) control.

2) Do we have inkling as to how large the generators should be?

ANSWER: 1/3 the size of what was listed would probably suffice for minimal operation with power outages. Plan for a large fuel tank (say a week's fuel), and limited ampacity.

3) What type of "covered parking" space do you envision for the mobile unit? Is an awning or canopy sufficient?

ANSWER: Awning or six posted canopy should suffice. Wind resistance is the key.

4) Are you going to require sun shading on windows (awnings) and blinds as well?

ANSWER: Only one type of sunshade device is required per window. East and West facing windows, and possibly N or S if facing a parking area will benefit from a device. Abuse resistance is the key for public areas. Privacy can also be achieved by use of blinds.

5) Are you aware of existing buildings we can look at that have the 20 person waiting areas you speak of?

ANSWER: Any number of medical facilities such as a doctor's office could provide this. They are welcome to visit county clinics as well, even though the current sites are not ideal, we are extremely overcrowded in most of them.

6) We recommend using solid-core doors in all instances where walls are going to the deck.

ANSWER: Fine, wherever abuse, security or acoustics are an issue.

7) Can we get clarification on door frames throughout the premises? There is a big difference in quality among wood/welded metal/knock down hollow metal.

ANSWER: This is a pricing issue. Split, two-piece finger jointed wood is the cheapest. Welded metal is the longest lasting. I would think you could accept either solid wood jambs, casings and stops, or knock down metal (they will probably rattle). In every case specify with silencers.

8) We recommend stained doors as they are easier to maintain than painted.

ANSWER: Do they equally insulate sound and provide security? If the answer is yes, I have no objections. Stained or metal doors are long lasting.

9) For the server room do you know what the humidity and temperature requirements and heat loads that are expected? Floor drains? Specifications for UPS system requirements needed.

ANSWER: On temperature we usually suggest 65 degrees. No need for floor drains, and we have and will provide UPS systems. Humidity should not exceed 50 percent, and temperature should not exceed 75 degrees, worst case in mid-summer. More importantly, the temperature should remain constant; fluctuations are what kill electronics more than high temperature.

10) Wireless LAN..LL's responsibility?

ANSWER: We are not allowed by DOH to do wireless LAN, so obviously that will not be required. We had requested item #5 that referred to wireless LAN to be taken out. I would expect the selected contractor to stop at providing cable, and the County or Health Department to provide the wireless transceiver, etc.

11) Is it the LL's responsibility to provided cubes? Quantity?

ANSWER: Cubicles would be the county's responsibility.

12) How large will the satellite dish be? Where would you want it? Same for ham radio antenna.

ANSWER: County will provide both satellite dishes and radio antennas. The important thing, though, is that there has to be a good location in the building to place both of them for good reception.

13) The net to gross factor (22%) appears to be a little low.

ANSWER: I agree here, we'll have to adjust as we move along with the plans. It is quite low, and will be difficult to achieve. It is however, the only way to get the desired number of spaces, with the square footages indicated. Roof top units would help.

14) Will the County require a full service lease?

ANSWER: No response

15) Is the parking ratio really going to be 10 spaces/1,000 sf?

ANSWER: This is a DOH standard and it's higher than any zoning regulation. We'd probably use every bit of it.

16) The right to terminate is extremely problematic. We do not have problems or concerns with the lease being subject to annual appropriation by the legislature.

ANSWER: No response.

If you have any questions concerning this Addendum or the Invitation to Bid, please contact Donna Thielhart, Contracting Officer 352.343.9525, dthielhart@co.lake.fl.us, as soon as possible before the closing date.

Firm or Individual's Name: _____

Date: _____

Signature: _____ Title: _____

Typed/Printed Name: _____